

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

BK 0400 PG 0166

STATE MS. - DESOTO CO. *sh*
FILED

SEP 28 9 01 AM '01

Church Road Ventures, LLC,

Grantor

TO

System Capital Real Property Corporation

Grantee

BK. 400 PG. 166
W. J. B. CLK.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **CHURCH ROAD VENTURES, LLC, a Mississippi Limited Liability Company**, Grantor, does hereby grant, bargain, sell, convey and warrant unto **SYSTEM CAPITAL REAL PROPERTY CORPORATION, a Delaware Corporation**, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 1, Civic Center Commercial Subdivision, Phase I, situated in Section 12, Township 2 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 76, Pages 28-29, in the office of the Chancery Clerk of DeSoto County, Mississippi and further described as follows:

COMMENCING at the Northeast corner of Section 12 runs thence West, 2,202 feet to a set iron pin and cap located 45 feet from the centerline of Church Road, in the Right-of-Way of said road, and being the POINT OF BEGINNING for the tract herein described; thence with the Right-of-Way of said road South 00 degrees 15 minutes 22 seconds East, 35.13 feet to concrete Right-of-Way monument; thence continuing with the Right-of-Way of said road South 84 degrees 39 minutes 00 seconds East, 174.42 feet to a set iron pin and cap at the northwest corner of Bessie Payton, Deed Book 287, Page 144,; thence with the west line of Payton, South 10 degrees 08 minutes 59 seconds East, 278.10 feet to a set iron pin and cap; thence with the partition line South 79 degrees 51 minutes 00 seconds West, 212.10 feet to a set iron pin and cap; thence with a partition curve to the right having a radius of 455.00 feet, an arc length of 178.36 feet and along a chord length North 11 degrees 03 minutes 43 seconds West, 177.22 feet to a set iron pin and cap; thence continuing with the partition line North 00 degrees 10 minutes 06 seconds East, 173.63 feet to a set iron pin and cap; thence with a partition curve to the right having a radius of 15.00 feet, an arc length of 23.52 feet, and along a chord length North 45 degrees 04 minutes 54 seconds East, 21.18 feet to a set iron pin and cap; thence North 89 degrees 57 minutes 57 seconds East, 4.45 feet to the Point of Beginning and containing 1.500 acres or 65,343.54 square feet, more or less.

To have and to hold the aforesaid real property together with all easements, rights and appurtenances, all buildings and improvements now located on the property and all of Seller's rights, title and interest in all public ways adjoining the property unto said Grantee, its heirs, successors and assigns in fee simple forever.

The above described real property is conveyed subject to survey; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 76, pages 28-29; and subject to taxes for the year 2001 and all subsequent years.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real property; that it has a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 27th day of September, 2001.

CHURCH ROAD VENTURES, LLC

By: William N. Sexton
WILLIAM N. SEXTON
MANAGING MEMBER

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named, **WILLIAM N. SEXTON**, who acknowledged that he is the managing member of **CHURCH ROAD VENTURES, LLC**, a Mississippi Limited Liability Company and that for and on behalf of the said company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 27th day of September, 2001.



Virginia Leigh Richards
NOTARY PUBLIC

Grantor:

Church Road Ventures, LLC

Address:

7028 Flower Creek
Southaven, Mississippi 38671

Home Telephone: N/A

Work Telephone: (662) 349-2991

Grantee (& send tax bills to):

System Capital Real Property Corporation

Address:

P. O. Box 66207
AMF O'HARE
Chicago, IL 60666
(L/C: 023-0236)

Home Telephone: N/A

Work Telephone: (630) 623-5181